

Boston Redevelopment Authority

James E. Cofield, Jr./Board Member

City Hall
1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

February 3, 1977

Mr. Robert L. Farrell, Chairman
Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201

Dear Bob:

The February 3rd memorandum from the Director recommends that the Authority tentatively designate Immobiliare Canada Ltd. as the developer of project No. Mass. R-55 without public advertisement. As we have discussed earlier, I feel that there are serious drawbacks to committing the Authority to a development program of this size, particularly given the commitment of substantial public funds, without the benefit of public advertisement. It is also clear that early commitments of the Authority and the developer on phase one leads to what is tantamount to a commitment to this developer of development options on the major portion of the project area to be privately developed.

On the one hand the staff, in cooperation with the developer, has designed what appears to be a very reasonable development proposal for this significant and potentially valuable and attractive section of the city. The staff has developed a certain confidence with the developer, which is important for major development ventures, and the developer appears to be ready to proceed.

On the other hand, there is an ever present need to offer development opportunities which utilize public resources to the public with an invitation to bid. The Authority, and presumably the public, will benefit from the selection of the best proposal. Needless to say, this argument has even greater weight when substantial public funds are committed to the project. In this instance the City is committing upwards of \$10 million to the project, representing city, state and federal dollars.

This project in general has progressed quite slowly with little expression of interest from serious developers. It is, however, important that there has not been the commitment of public funds before now which clearly makes the development parcel a more attractive opportunity. Thus while we do not want to disturb the successful planning of what may be the only serious development interest in the project area, it is at least as important that we ensure that the public interest is being served.

Since the staff is of the opinion that public advertisement would involve delays which could jeopardize what now appears to be an attractive proposal, some adjustment might be warranted which does not compromise the public interest. I suggest that this can be achieved by holding a public hearing on the proposal for tentative designation. At such a hearing we should affirmatively state the

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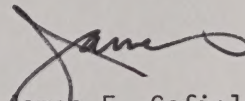
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Authority's intention not to conduct public advertisement, and genuinely solicit developer and public response. The Authority is then in a position to reach a reasonable judgement about the project after weighing the short comings associated with not publicly advertising the project.

It is my thought that this proposal gives us the best of two worlds and leads to the successful development of Boston Naval Shipyard at Charlestown.

Very truly yours,



James E. Cofield, Jr.

JEC/je